



AMENDED CITY COUNCIL AGENDA

PUBLIC NOTICE is hereby given that the City Council of Spanish Fork, Utah, will hold a regular public meeting in the Council Chambers in the City Office Building, **40 South Main Street**, Spanish Fork, Utah, commencing at **6:00 p.m. on September 16, 2008**.

AGENDA ITEMS:

1. CALL TO ORDER, PLEDGE, OPENING CEREMONY, RECOGNITIONS:

- a. Pledge

2. PUBLIC COMMENTS:

Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comment will be limited to three minutes per person. A spokesperson who has been asked by a group to summarize their concerns will be allowed five minutes to speak. Comments which cannot be made within these limits should be submitted in writing. The Mayor or Council may restrict the comments beyond these guidelines.

3. COUNCIL COMMENTS:

4. PUBLIC HEARINGS: 6:00 p.m.

- a. *Title 15 Amendment
- b. *Construction and Development Standards Addition
- c. ALA Zone Change (Continued from August 5, 2008)
- d. Compensation and Compensation Schedules for Elected and Appointed Officials

5. CONSENT ITEMS:

These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately.

- a. *Minutes of Spanish Fork City Council Meeting – September 2, 2008

6. NEW BUSINESS:

- a. Purchase of New Pat Trap for the Gun Club

7. OLD BUSINESS:

- a. *Interlocal Agreement with Utah County for County Fair

ADJOURN:

* Supporting documentation is available on the City's website www.spanishfork.org

Notice is hereby given that:

- In the event of an absence of a quorum, agenda items will be continued to the next regularly scheduled meeting.
- By motion of the Spanish Fork City Council, pursuant to Title 52, Chapter 4 of the Utah Code, the City Council may vote to hold a closed executive meeting for any of the purposes identified in that Chapter.

SPANISH FORK CITY does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the employment or the provision of services. The public is invited to participate in all Spanish Fork City Council Meetings located at 40 South Main St. If you need special accommodation to participate in the meeting, please contact the City Manager's Office at 798-5000.



REPORT TO THE CITY COUNCIL TITLE 15 AMENDMENTS

Agenda Date: September 16, 2008

Staff Contacts: Dave Anderson, Planning Director

Reviewed By: Development Review Committee

Request: The proposal involves amending Title 15 of the Municipal Code. The proposed changes involve modifying the City's requirements for Site Plan approval.

Zoning: not applicable

General Plan: not applicable

Project Size: not applicable

Number of lots: not applicable

Location: City wide

Background Discussion

These proposed changes would not have a significant impact relative to the substance of the existing standards. One of the more specific changes has to do with the format of the requirements. The current ordinance organizes different requirements according to zoning district. The proposed organization groups the development requirements according to land use.

Other proposed changes would modify the requirements for landscaping in terms of area and materials required. Additionally, some of the proposed changes would bring the ordinance into conformity with the City's current practices relative to Site Plan reviews.

The following excerpt identifies the proposed changes:

PART 4 DEVELOPMENT CHAPTER 08 Site Plans

- 15.4.08.010. Purpose
- 15.4.08.020. Site Plan Required.
- 15.4.08.030. Application and Review Process.
- 15.4.08.040. Action on Site Plan.
- 15.4.08.050. Approval or Disapproval - Procedure.
- 15.4.08.060. Duration of Approval
- 15.4.08.070. Amendments to Site Plan.
- 15.4.08.080. Appeals.
- 15.4.08.010 Purpose

The Site Plan review process is established in order to assure that ~~new~~ development proposed for Spanish Fork City will comply with all zoning and development standards. The general appearance of **developments** ~~buildings and structures and the improvement of land~~ shall contribute to an orderly, **sustainable** and harmonious appearance and a safe and efficient development.

It is not the purpose of this Chapter that design should be so rigidly controlled so as to stifle creativity or individual expression, or that substantial additional expense be incurred; rather, it is the intent of this Chapter that any control exercised be the minimum necessary to achieve the objectives as stated above.

15.4.08.020 Site Plan Required.

1. Requirement. Site Plan or Design review shall be required for the following:

- a) All proposed new commercial or industrial developments
- b) All additions to commercial or industrial buildings or structures
- c) Any change of use of an existing commercial or industrial site or structure**
- d) All multi-family developments with more than 3 units
- e) All Conditional Use Permits or Uses Subject to Conditions. Some projects such as minor additions to non-residential structures may not need a complete review.

The Planning Director City Planner may waive full Site Plan Design review, including fees, if it is determined that such review will not further the purpose of the **City's development standards.**

15.4.080.030 Application and Review Process.

1 Site Plan shall go through the following process. Preapplication conference with the Planning Director and City Engineer, staff review, and then to the DRC.

A. Pre-application conference for Site Plan Review. Persons intending to undertake development need to arrange with the Planning Director for a pre-application meeting. The purpose of this meeting is to acquaint the applicant with the requirements of the code; to provide for an exchange of information regarding to applicable elements of the General Plan and development requirements, to arrange such technical and design assistance as will aid the applicant, and to otherwise identify policies and regulations that create opportunities or pose significant constraints for the proposed development.

2. Staff Review.

- A. An application provided by the City shall be filled out in completeness with all supporting documentation submitted to the City **Planning engineering** Department.
- B. Each Site Plan shall be accompanied by a filing fee in the amount established by the City Council in the annual budget.
- C. Information required for Staff Review including the following:
 - A. Proposed name of Site Plan at lower right hand corner
 - B. Name and address of developer on the lower right hand corner

- C. Name and address of engineer/architect/surveyor at the lower right hand corner
- D. Licensed Land Surveyor Stamp and Signature
- E. Title block with name and location
- F. Vicinity map and north arrow
- G. Standard engineered scale – 1" = 100' or less
- H. Description of boundary of development
- I. Section tie/bearing of section line based on NAD27 State Plane Coordinates
- J. Adjacent property owners names and buildings within 200 feet of proposed development
- K. Existing and proposed fences
- L. Existing and proposed streets, with names and widths within 200 feet of site
- M. Existing and proposed water courses, culverts, and irrigation ditches
- N. Flood zones or wetlands as per NWI wetland map
- O. Existing and proposed power lines (labeled), gas lines, water mains, fire hydrants and valves with pipe size
- P. Existing and proposed sewer mains and manholes with pipe sizes
- Q. Existing and proposed storm drains
- R. Existing and proposed public utility easements
- S. Minimum of 2-foot contours of existing elevations, with note that all vertical data is based on NAVD29
- T. Typical street cross section
- U. Building setbacks dimensioned on the Site Plan
- V. Parking stalls (9'40"x18') and calculations **identifying the required number of handicapped and non-handicapped parking spaces in the development.**
- W. **Photometric lighting plan**
- X. Dumpster location, height and materials used
- Y. Location and screening plan for mechanical equipment
- Z. Note on Site Plan if building is to be sprinkled
 - AA. Project phasing (if applicable)
 - BB. Surface drainage plan
 - A. based on 25-year storm calculations
 - B. on-site retainage of 25-year storm

- C. design of .2 cfs/acre outlet to City storm drain system
- D. spot elevations of proposed grade, FL and TBC
- CC. Signage Plan
- DD. **Landscape Plan prepared by a licensed landscape architect** ~~Colored landscaping plan~~
- A. **Planting schedule showing plant material and sizes** ~~Tree types and sizes~~
- B. **Planting Plan** ~~Shrub type and sizes~~
- C. **Irrigation Plan** ~~Sprinkler design~~
- EE. Off-street parking plan showing circulation and number and size of spaces
- FF. Vehicular and pedestrian circulation—ingress, egress, and internal movement
- GG. Location and function of any loading and servicing facilities
- HH. Scale drawings of exterior building elevations and an indication of building materials to be used. Architectural drawings shall be drawn to a scale of no smaller than 1/8" = 1-foot
- II. Elevations and/or architectural renderings of building facades facing public right-of-way. Said elevations or renderings must be sufficiently complete to show building heights and roof lines, the location and height of any walls, signs, light standards, openings in the facade, and the general architectural character of the building.
- JJ. All existing and proposed signs for the development.
- KK. A CAD file of Site Plan in .dwg, .dgn, or .dxf tied to NAD27 State Plan Coordinates
- LL. Soils report
- MM. Public Utility Easement documents for all utilities or public facilities**
- NN. Table with the following:
 - i. Total acreage of area proposed for development
 - ii. Total area and percent of site in landscaping (open space)
 - iii. Total building area - separate areas for different uses (office, warehouse, shop, etc...)
 - iv. Total number of parking spaces required and proposed (including ADA parking stalls).
 - v. Total impervious area
- OO. Other data or plans or reports deemed necessary by the Planning, Public Works, or Fire and

Police Departments. **In the event that a traffic study, geotechnical study, environmental study or other technical study is required, the applicant may be required to pay additional review fees. The additional review fees will be utilized to prepare studies deemed necessary by the City Engineering Department or to perform a peer review of work submitted on behalf of the applicant.**

15.4.08.040. Approval or Disapproval - Procedure.

Each Site Plan submitted to the City shall be referred to the DRC, for review, to insure conformity to the present ordinances and standards and for adequacy and availability of public facilities. The DRC may table the matter to further study the issues presented. The DRC may approve, reject, or grant approval upon the conditions stated. If approved, the DRC shall express its approval with whatever conditions are attached. If any conditions are attached, the Site Plan shall be amended to reflect such changes and an accurate Site Plan shall be submitted to the City. Receipt of this accurate copy shall be authorization for the developer to proceed with the preparation of plans and specifications for the minimum improvements hereinafter required by this title. Original Site Plans are subject to the standards, policies, and regulations that are in effect at the time of approval.

15.4.08.050. Duration of Approval

A Site Plan expires if it is not approved by the DRC within twelve months from the time a **complete** application is submitted and accepted. Approval of the Site Plan by the DRC shall be valid for a period of twelve months after approval unless, upon application by the developer, the DRC grants an extension. An extension may not exceed six months.

15.4.08.070. Amendments to Site Plan.

The **Planning Director** ~~City Planner or engineer~~ may approve minor amendments to approved Site Plan, if he/she finds that the proposed amendments do not jeopardize the interest of the City or adjoining property owners. The types of minor amendments contemplated by this section may include, but not be limited to, legal description mistakes, minor

boundary changes, and items that should have been included on the original Site Plan. Major amendments to the final Site Plan shall go back through the approval process.

15.4.08.080. Appeals.

Any decision of the DRC approving a Site Plan may be appealed to the Appeal Authority. Any appeal must be taken within fifteen (15) days of the final decision of the DRC. Appeals must follow the procedures set forth in §15.1.04.050. Any decision by the Appeal Authority concerning a Site Plan shall be final and non-appealable.

15.4.16.120. Off-Street Parking.

A. Purpose:

To provide adequate, but not excessive, parking to meet the needs of residents, employees, and business patrons, in a manner which is functional, safe, and aesthetically pleasing.

B. General Requirements:

1. Off-street parking is not required for permitted uses in the Downtown Commercial (C-D) district.
2. Each parking space shall be at least **nine (9)** feet wide and eighteen (18) feet deep (See parking design standards in the Construction and Development Standards for details on aisle widths, maneuvering areas, and fire lanes).
3. Tandem parking (front to rear) shall not be permitted.
4. All parking spaces and driveway areas serving such parking spaces shall be surfaced with concrete, asphalt, or paving blocks except that portions of driveway areas located farther than 200 feet from a public road and which service a single residence dwelling in the R-R or A-E zoning districts may be constructed and surfaced to an all weather standard as approved by the City engineer. Such surfacing may include gravel, slag, or similar materials.
5. Required parking shall be provided on-site or on contiguous lots.
6. Backing and maneuvering areas shall be provided on-site for all uses other than single family, twin homes, and duplexes.
7. **For purposes of identifying required parking**, square feet shall mean the gross floor area of the

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building.

8. No part of any vehicle may overhang onto a

public sidewalk or within five (5) feet of a street curb where no sidewalk exists.

9. All parked vehicles must comply with the City's clear vision area requirements.

10. Parking of commercial vehicles in residential districts is limited to one (1) commercial vehicle with a one ton chassis, having a capacity of not more than 10,000 pounds gross vehicle weight rating (GVWR).

11. Landscaping and screening of parking lots shall be in accordance with the requirements of §15.4.16.130, Landscaping, Buffering, Walls, and Fences.

C. Parking Requirements by Use:

USE MINIMUM NUMBER OF SPACES

Auditorium, Stadium, Public Assembly,

Private Clubs, Health Clubs, Theaters

1:100 sq. ft. or 1:5 seats

Auto Repair, Major

Auto Repair, Minor

1:100 sq. ft.

1:300 sq. ft.

Automobile Service Station 1:200 sq. ft.

Banks, Financial Institutions 1:250 sq. ft.

Barber Shop or Beauty Shop 1:100 sq. ft.

Churches 1:5 seats or 90 lineal inches per pew

~~Cocktail Lounge 1:100 sq. ft.~~

Child Care Center 1:employee, plus 1:10 children

Home Furnishings, Major Appliances 1:500 sq. ft.

Hospitals 1:bed

Manufacturing/Assembly

Wholesale/Warehouse

1:employee on the highest shift

Mixed Uses or Unlisted Uses To be determined by

Planning Director ~~City Planner~~

Motels/Hotels

~~Restaurants/Cocktail Lounge~~

Banquet/Meeting Rooms

1:room

1:200 sq. ft.

1:200 sq. ft.

Office: General/Professional

Medical/Dental

1:300 sq. ft.

1:150 sq. ft.

Indoor Recreation Facility:

Amusement Center/Arcades

Bowling Alley

1:100 sq. ft.

4:lane

Outdoor Recreation Facility:

Golf Course

Miniature Golf Course

Batting Cages

Water Park, Theme Parks

6:hole

2:hole
 1:cage
 To be determined by City Planner
 Residential:
 Single Family
 Duplex or Twin Home
 Multi-Family: Studio or 1 Bedroom
 2 or more Bedrooms
 Guest Parking
 2:unit - 1 covered, 2nd space not in side or front setback
 2:unit - 1 covered, 2nd space not in front setback
 1:unit
 2:unit; one covered, 2nd uncovered
 1:3 units
 Restaurant - freestanding 1:100 sq. ft.
 Retail/Shopping Center (including up to 10% restaurant, health club, beauty shops; additional percentages calculated at rate for each use)
 1:250 sq. ft.
 Retirement/Senior Housing/Nursing Home
 1:employee on highest shift plus
 0.4:unit
 Schools: Elementary
 Middle or Junior High
 High School
 College
 Vocational/Technical
 2:classroom
 3:classroom
 7:classroom
 10:classroom
 1:2 students
 Storage Building/Space 0.5 per 1,000 sq. ft. of storage space

15.4.16.130 Landscaping, Buffering, Walls and Fences.

A. Purpose:
 The purpose of these requirements is to enhance, conserve, and stabilize property values by encouraging pleasant and attractive surroundings and to provide proper separations between uses. Landscaping **should** also contribute to the reduction of heat and glare through the proper placement of plants and trees.

Multi-family residential uses:

1. Minimum of thirty-five **percent** (35%) on-site landscaping as a percentage of total site area.
2. Minimum of fifteen (15) foot wide planter area adjacent to all public streets, which shall include trees with a **maximum** spacing of thirty (30)

- feet. The planter area may be partially or completely within the street right-of-way area.
3. Minimum of ten (10) foot wide planter area and six (6) foot high decorative block wall, where any multi-family use abuts a single-family residential use or district. The planter area shall include trees with a maximum spacing of thirty **(30) feet**.
- a. The DRC may waive or modify this requirement, ~~subject to obtaining the written approval of the abutting property owner(s)~~, if it is determined that this requirement does not further the intent of this ordinance.
4. All other landscaped areas shall include at least **three (3) non-ornamental trees and twenty (20) shrubs** for each 1,000 square feet of landscaped area.

Professional Office and Non-Residential or Non-Commercial uses:

1. Minimum of **thirty percent (30%)** on-site landscaping as a percentage of total site area.
2. Minimum of fifteen (15) foot wide planter area adjacent to all public streets, which shall include trees with a **maximum** spacing of thirty (30) feet. The planter area may be partially or completely within the street right-of-way area.
3. Minimum of ten (10) foot wide planter area and six (6) foot high decorative block wall, where site abuts a residential use or district. The planter area shall include trees with a maximum spacing of **thirty (30) feet**.
- a. The DRC may waive or modify this requirement, ~~subject to obtaining the written approval of the abutting property owner(s)~~, if it is determined that this requirement does not further the intent of this ordinance.
4. All other landscaped areas shall include at least **three (3) non-ornamental trees and twenty (20) shrubs** for each 1,000 square feet of landscaped area.

Commercial uses:

1. Minimum of **fifteen percent (15%)** on-site landscaping as a percentage of total site area.
2. Parking lots ~~containing more than forty (40) spaces~~ shall include planter areas within the parking lot, with a minimum of **108** square feet of planter area for every ten (10) parking spaces. **Required planter areas shall be individual islands of landscaping and shall be at least 6 feet wide. Required planter areas shall include non-ornamental trees with a maximum spacing of thirty (30) feet.**

3. Minimum of fifteen (15) foot wide planter area adjacent to all public streets, which shall include trees with a **maximum** spacing of thirty (30) feet. The planter area may be partially or completely within the street right-of-way area.
4. Minimum of ten (10) foot wide planter area and six (6) foot high decorative **masonry** wall, where the site abuts a residential use or district. The planter area shall include trees with a maximum spacing of **thirty (30)** feet.
 - a. The Development Review Committee may waive or modify this requirement, ~~subject to obtaining the written approval of the abutting property owner(s),~~ if it is determined that this requirement does not further the intent of this ordinance.
5. All other landscaped areas shall include at least **three (3) non-ornamental trees and twenty (20) shrubs** for each 1,000 square feet of landscaped area.

Industrial uses:

1. Minimum of **ten percent (10%)** on-site landscaping as a percentage of total site area.
2. Minimum of fifteen (15) foot wide planter area adjacent to all public streets, which shall include trees with a **maximum** spacing of thirty (30) feet. The planter area may be partially or completely within the street right-of-way area.
3. Minimum of ten (10) foot wide planter area and six (6) foot high decorative block wall, ~~solid vinyl fence, or three (3) foot high solid wood fence on a three (3) foot high decorative block wall~~ where the site abuts a residential use or district. The planter area shall include trees with a maximum spacing of **thirty (30) feet**.

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- a. The DRC may waive or modify this requirement, ~~subject to obtaining the written approval of the abutting property owner(s),~~ if it is determined that this requirement does not further the intent of this ordinance.
 4. All other landscaped areas shall include at least **three (3) non-ornamental trees and twenty (20) shrubs** for each 1,000 square feet of landscaped area. Natural vegetation may be included if materials are appropriate for the setting and location.
- E. Standards and Maintenance:
1. All deciduous trees shall have a minimum of two (2) inch caliper trunk. All evergreen trees shall be a minimum of **five (5) 8** feet in height.

2. All shrubs shall be a minimum of **one (1) five (5)** gallon size.
 3. Planting areas shall be separated from parking areas and driveways by a six (6) inch concrete curb.
 4. Landscaped areas shall be maintained with an automatic sprinkler system.
 5. Landscaped areas shall be maintained in a neat, clean, and orderly condition. This is meant to include proper pruning, lawn mowing, weeding, removing of litter, fertilizing, replacing of dead plants, and regular watering of all landscaped areas.
- F. General Fencing Requirements:
1. The maximum height of a fence is six (6) feet in all zoning districts; pillars are not to exceed 6 ½ feet. The Council may waive the height requirement at their sole discretion.
 2. The maximum height of a solid fence within the front yard setback area is three (3) feet. Substantially open fences such as chain link, or wrought iron may be four (4) feet high.
 3. Barbed wire fencing is allowed in A-E, R-R, I-1, and I-2 districts.
 4. Razor wire, and other similar type fencing is allowed in C-2, I-1, and I-2 districts when located above a height of six (6) feet, subject to Design Review approval. Additional screening of any such fence with plant materials may be required.
 5. Corner lots must maintain a second clear vision area as set forth in paragraph H.

15.4.16.140. Solid Waste Receptacle Areas

Multi-family dwellings, and non-residential uses shall provide solid waste receptacle areas screened on three (3) sides with a masonry wall having a height at least one (1) foot above any receptacle or container. A **steel site-obscuring** gate at least six (6) feet in height is required. This requirement may be waived or modified by the Development Review Committee when it is determined that a "roll-out" residential style container is sufficient for the type of operation proposed, or, the screen wall requirement may be waived when solid waste receptacle areas are sufficiently screened or otherwise located within the project to not be visible by or adversely impact adjoining properties.

15.4.16.150 Clear Vision Area

The clear vision area is that triangular area of a corner lot or parcel formed by the street property lines and the line connecting them at points thirty

(30) feet from the intersecting right of way lines of the two streets. Fencing and planting is restricted within this area as follows:

1. No fence shall exceed a height of three (3) feet, **measured from the curb.**
2. Shrubs shall be pruned to a height not to exceed three (3) feet.
3. Trees shall be pruned to maintain a clear area below eight (8) feet.

A second clear vision area with twenty (20) foot sides is also required where the rear of a corner lot adjoins an interior lot. The same restrictions for landscaping and fencing apply in this area unless the interior lot is already developed and has no existing driveway within ten (10) feet of the property line adjoining the corner lot.

(Ord. No. 05-05, Enacted Title 15, 06\07\2005)

Development Review Committee

The Development Review Committee reviewed this proposal on July 30, 2008 and recommended that it be approved.

Planning Commission

The Planning Commission reviewed these proposed changes in their September 3 meeting and recommended that they be approved. Draft minutes from that meeting read as follows:

Ordinance Amendment, Title 15

Applicant: Spanish Fork City
General Plan: Not Applicable
Zoning: Not Applicable
Location: City Wide

Mr. Anderson explained he had refined the changes.

Discussion was held regarding landscape in parking lots and what was trying to be accomplished with our standards, Orem City's landscape standards, and whether or not developers would meet the minimum requirements or do what the standard intends.

Chairman Robins welcomed public comment. There was none.

Commissioner Christianson **moved** to recommend to the City Council **approval** of the proposed changes to Title 15 with the addition of a

minimum of two trees in the parking islands. Commissioner Stroud **seconded** and the motion **passed** all in favor by a roll call vote.

Budgetary Impact

It is anticipated that there will be little or no budgetary impact with the proposed changes.

Alternatives

The Council has considerable discretion relative to proposed ordinance amendments. In this case, they may approve, deny or approve the proposed amendments with modifications.

Staff Recommendation

Staff recommends that the City Council approve the proposed changes to Title 15.



REPORT TO THE CITY COUNCIL CONSTRUCTION AND DEVELOPMENT STANDARDS ADDITION

Agenda Date: September 16, 2008

Staff Contacts: Dave Anderson, Planning Director

Reviewed By: Development Review Committee

Request: The proposal is to add two options for public streets to the City's Construction and Development Standards.

Zoning: not applicable

General Plan: not applicable

Project Size: not applicable

Number of lots: not applicable

Location: City wide

Background Discussion

For several months, the City has been discussing the prospect of creating additional standards for public local streets that can be used in limited situations. Perhaps the main impetus of this discussion is problems that the City has recognized in developments that have private streets. It is anticipated that the proposed options would be utilized in situations where some type of private street cross section has been used in the past.

Development Review Committee

The Development Review Committee reviewed this proposal on August 27, 2008 and unanimously recommended that it be approved.

Planning Commission

The Planning Commission reviewed these proposed changes in their September 3 meeting and recommended that they be approved. Draft minutes from that meeting read as follows:

Construction and Development Standards

Applicant: Spanish Fork City
General Plan: Not Applicable
Zoning: Not Applicable
Location: City Wide

Mr. Anderson explained that the City Council did away with private streets and this proposed sub-local streets would enable a developer to have options. He explained the proposal in detail. He said there was a proposal that a zone change was approved on one year ago. That particular proposal showed a real need for this sub-local street proposal. It allows for the City's position of no more private streets to work.

Discussion was held regarding the City Engineer and Fire Marshall conditions of the proposal, the width of the asphalt on the street directly behind the bleachers of the Spanish Fork High School, the width of 28 feet and vehicles parking on the sides of the road, and whether or not the width of 28 feet was wide enough.

Chairman Robins expressed that he felt 28 feet was not wide enough and gave Somerset Village as an example.

Commissioner Marshall said he liked option A because he feels it slows traffic down but feels that option b puts foot traffic too close to the street. He explained how he felt an L shape road would work better.

Mr. Anderson feels that this proposal will encourage developers to think outside the box.

Chairman Robins welcomed public comment. There was none.

Commissioner Marshall **moved** to recommend to the City Council that the proposed additions to the Construction and Development Standards be **approved**.

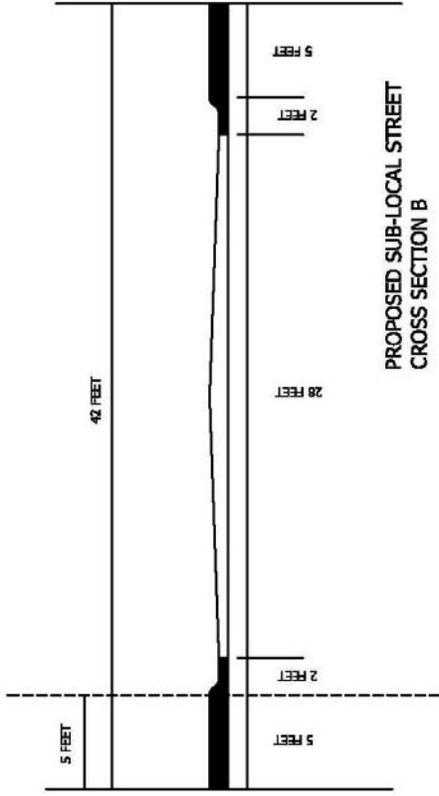
Commissioner Christianson **seconded** and the motion **passed** by a roll call vote. Chairman Robins voted nay; he feels that 28 feet is too narrow and on street parking should not be allowed.

Budgetary Impact

No significant budgetary impact is anticipated with the approval or denial of the proposal.

Recommendation

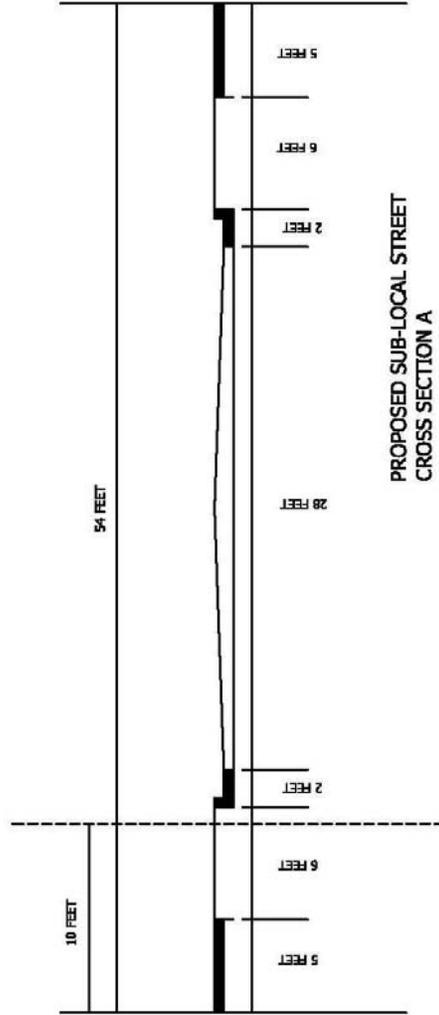
Staff recommends that the City Council approve the proposed additions to the Construction and Development Standards.



**PROPOSED SUB-LOCAL STREET
CROSS SECTION B**

1. ONLY APPROVED FOR STREETS THAT ARE LESS THAN 600 FEET IN LENGTH AND LESS THAN 300 ANTICIPATED ADT.
2. A SUB-LOCAL STREET MAY NOT INTERSECT WITH ANOTHER SUB-LOCAL STREET.
3. MAY ONLY BE USED IN MULTI-FAMILY DEVELOPMENTS AND IS SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.
4. DRIVEWAYS OF ADJACENT BUILDINGS SHALL BE NO CLOSER THAN 25 FEET TO ONE ANOTHER.

THE CITY COUNCIL MAY OPT TO WAIVE THE REQUIRED SIDEWALK OR ONE SIDE OF THE STREET.



**PROPOSED SUB-LOCAL STREET
CROSS SECTION A**

1. ONLY APPROVED FOR STREETS THAT ARE LESS THAN 800 FEET IN LENGTH AND LESS THAN 400 ANTICIPATED ADT.
2. A SUB-LOCAL STREET MAY NOT INTERSECT WITH ANOTHER SUB-LOCAL STREET.
3. DRIVEWAYS OF ADJACENT BUILDINGS SHALL BE NO CLOSER THAN 25 FEET TO ONE ANOTHER.

THE CITY COUNCIL MAY OPT TO WAIVE THE REQUIRED PARKING STRIP AND SIDEWALK ON ONE SIDE OF THE STREET.

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Tentative Minutes
Spanish Fork City Council Meeting
September 2, 2008

Elected Officials Present: Mayor Joe L Thomas, Councilmember's G. Wayne Andersen, Jens P. Nielson, Rod Dart, Richard M. Davis, Steven M. Leifson

Staff Present: Dave Oyler, City Manager; Seth Perrins, Assistant City Manager; Junior Baker, City Attorney; Richard Heap, Public Works Director; Kent Clark, Finance Director, Dave Anderson, City Planner; Dee Rosenbaum, Public Safety Director; Kimberly Robinson, Recorder

Citizens Present: Lana Creer Harris, Jen Allen, Pat Parkinson, Dana Robinson, Barry Carlson, Dal Hawks, Merrell Jolley

CALL TO ORDER, PLEDGE:

Mayor Thomas called the meeting to order at 6:00 p.m.

Councilman Nielson led in the pledge of allegiance.

PUBLIC COMMENTS:

Pat Parkinson

Ms. Parkinson would like an update on the North Park project. She also asked about a left turn signal at Center Street and Highway 6. She still has not had a response to their letter, and would like one.

Councilman Davis stated the committee has discussed the issue and it is now with the city attorney.

Dana Robinson

Mr. Robinson is representing the Arts Council and announced the upcoming Harvest Moon Hurrah. Eclipse will be the headline act for the event. The date is September 20th from 4:00 – 10:00 p.m. They invite the general public to come out and enjoy the festivities with them.

Mr. Barry Carlson represents the citizens of North Park, they are concerned about the fire hazard with the North Park Area.

Mayor Thomas stated they will take care of it.

UDOT Presentation of I-15 Expansion

Dal Hawks

Mr. Hawks recognized Merrell Jolley for his work on the project. They gave an update on where they are headed with the I-15 project, and gave a presentation regarding the project. He noted the Website for more information will be I-15 CORE.ut.gov.

Mayor Thomas noted we will have a link on the city website.

Councilman Leifson asked if they are planning on getting more funds to finish the project.

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Mr. Hawks said they would like to continue the projects but it will be up to the legislature to determine how early that will proceed.

Ms. Parkinson asked about the lane shift at the south Highway 6 exit.

Mr. Hawks stated they do not have funding to come through the Spanish Fork Interchange, they will make some changes, but it will not be a full reconstruction.

COUNCIL COMMENTS:

Councilman Dart reported the Senior Citizens have their first monthly meal this Friday. The library just finished their summer reading program and will begin the read to me program. He noted September is national library card replacement month. On September 10, 2008 the Chamber of Commerce will have a BBQ and you can attend just call the Chamber of Commerce to RSVP.

Councilman Leifson attended the SUVPS meeting this month they are tracking electrical needs to ensure the lines we need in the valley.

Mayor Thomas reported on Fox Channel 13 this morning, Big Buddha was filming live from our Mountain Country Pavilion, for the Kite Festival this weekend. He also stated they are working on some grants to get the Segways available for less for Spanish Fork Residents. He invites everyone out to the Sky Spectacular and publicly thanked all the sponsors.

Mr. Perrins said there will be a lot of events for people to watch and participate in. It is free to the public and they can bring kites and fly them. The schedule is published on our website www.spanishfork.org.

Councilman Andersen reminded that 11:00 Saturday morning is the formal welcome and at 12:00 p.m. there will be a demonstration by the Utah Air Show Association. He encourages all to come out with their families it will be a great event. He reported he attended the parade in Payson and was proud of the people representing Spanish Fork. The Spanish Fork High School Band were still marching and playing in the rain and behind them was the Spanish Fork City Royalty smiling and waiving to the crowd. He wants them to know as a citizen of Spanish Fork they made him proud to be a citizen of our community. The Provo City Royalty Float had no one on it.

Councilman Davis reported on the branding and some of the projects happening. He reported of all the cities they have ever branded they said this city is the most bonded they have ever been to. We are a close knit community, are good neighbors, and care about each other. He stated there was an accident a few hours ago where a contracted telephone worker fell through the ceiling of the City Lobby. Sterling Leifson was already there taking his vitals and within five minutes the ambulance arrived. He noted how proud he was to be a citizen of Spanish Fork City and noted not one of the crew had a uniform on they were all volunteers that came from other jobs.

Councilman Nielson commented the Council appreciates the feedback they get and asked that citizens get the complete information before they write in. He asks that before they go too far from one side to another they make sure all the facts are known.

101 **CONSENT ITEMS:**

102

103 **Minutes of Spanish Fork City Council Meeting – August 19, 2008**

104

105 Councilman Leifson made a **Motion** to approve the consent items. Councilman Nielson
106 **Seconded** and the motion **Passed** all in favor.

107

108 **NEW BUSINESS:**

109

110 **Reed Esplin Industrial Park Development Agreement**

111

112 This item was removed from the agenda.

113

114 **Public and Private Street Discussion**

115

116 Richard Heap

117 Mr. Heap explained the information regarding Public and Private Roads. They created an
118 analysis whether some of the private streets can become public. He is looking for direction from
119 Council if they want to look at some of these streets going public or not.

120

121 Councilman Leifson asked if the citizens have requested that their roads become public.

122

123 Mr. Heap stated they wanted to have this discussion before they went to the citizens.

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125 Councilman Leifson feels now that the study has been done if those citizens come and ask to
126 become public they can look at it.

127

128 Mr. Heap said there are only two private roads that seem close to meeting the requirements to be
129 accepted.

130

131 Mayor Thomas feels it is a worthwhile discussion and as long as it is fair to the overall tax payer
132 he would like to look into this more.

133

134 Councilman Leifson feels we need to look at it on an individual basis, if the association comes to
135 the City they can review it.

136

137 Councilman Andersen does not know what kind of advantage it would be, but he does feel
138 standards need to be in place so in future development they can meet the setbacks.

139

140 The Council agreed the ordinance can be moved forward and worked on to add language that
141 they no longer accept private streets.

142

143 Mayor Thomas asked Dee Rosenbaum if the Segways and chariots can be promoted and what
144 can they do to make it safe for people to use.

145

146 Mr. Rosenbaum said they want to take a look at other cities to see the safety issues they have
147 worked through for the congested areas.

148

149 **ADJOURN:**

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151 Councilman Leifson made a **Motion** to adjourn at 7:11 p.m. Councilman Dart **Seconded** and the
152 motion **Passed** all in favor.

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155 ADOPTED:

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Kimberly Robinson, City Recorder

RESOLUTION 08-14

ROLL CALL

VOTING	YES	NO
MAYOR JOE L THOMAS (votes only in case of tie)		
G. WAYNE ANDERSEN City Councilman		
RODNEY DART City Councilman		
RICHARD M. DAVIS City Councilman		
STEVE LEIFSON City Councilman		
JENS P. NIELSON City Councilman		

I MOVE this resolution be adopted:

City Councilperson

I SECOND the foregoing motion:

City Councilperson

RESOLUTION No. 08-14

RESOLUTION OF THE SPANISH FORK CITY COUNCIL APPROVING AN INTERLOCAL AGREEMENT WITH UTAH COUNTY TO HOST THE UTAH COUNTY FAIR AT THE SPANISH FORK FAIRGROUNDS AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT

WHEREAS, Spanish Fork City owns and operates a recreation complex known as the Fairgrounds, which consists of facilities conducive to fairs, trade shows, expositions, equestrian uses, livestock uses and other related purposes; and

WHEREAS, Utah County sponsors a county fair each year, but owns no facilities where the fair can be conducted; and

WHEREAS, Spanish Fork City is willing to provide a permanent home for the Utah County Fair at its Fairgrounds facilities; and

WHEREAS, Utah County desires to provide recreation opportunities for its residents to use the Fairground facilities on the same basis as Spanish Fork residents;

WHEREAS, Utah County is willing to purchase eleven acres of undeveloped property adjacent to the Spanish Fork Fairgrounds and convey that to Spanish Fork City in return for the use of the Fairgrounds as a permanent home for the Utah County Fair; and

WHEREAS the parties have negotiated an interlocal agreement to accomplish the goals of each party in a fair and equitable manner;

NOW, THEREFORE, BE IT RESOLVED BY THE SPANISH FORK CITY COUNCIL, AS FOLLOWS:

1. Spanish Fork City hereby approves the interlocal agreement with Utah County, as attached hereto, for the hosting of the Utah County Fair at the Spanish Fork Fairgrounds and related matters, and hereby authorizes the mayor of Spanish Fork City to execute the same.
2. This Resolution shall become effective upon adoption by Spanish Fork City and Utah County and thirty days after publication of notice of the agreement..

DATED this 2nd day of September, 2008.

JOE L THOMAS, Mayor

Attest:

Kimberly Robinson, City Recorder